



## Department of Planning and Community Development

### Development Review Division

#### Major Projects' Report

**Neighborhood:**

City Center

**Location:**

SW Corner of NE 85th  
Street and 158th  
Avenue NE

**File #:**

SPR -00-030

**Project:** *85th Street Office Building***Status:** Under Review

**Staff:** Amy Tarce, AICP

**Phone:** (425) 556-2470

**E-mail:** atarce@redmond.gov

**Applicant:** Scott Hall

(425) 454-0566

Pine Forest Company

**Project Detail**

Six-story mixed-use building of approximately 152,000 sq. ft. of office and 2,800 sq. ft. of retail space. Parking is provided via a three-level garage space incorporated with the building, at approximately 154,000 sq. ft. Current site has an existing 5,564 sq. ft. office building which will be demolished. Applicant submitted Shoreline Substantial Development Permit application. Undergoing Technical Review. Design approval received in August 2001. The Shoreline Substantial Development permit will be submitted to the Department of Ecology for review and approval before Site Plan Review approval is granted. This project has been granted an extension of the Site Plan Review due to the economic climate. As part of the improvements to the site, the applicant is purchasing a City right-of-way along NE 85th Street. Project is on hold pending improvement in economy.

**Neighborhood:**

City Center

**Location:**

15670 NE 85th Street

**File #:**

L030428

**Project:** *City Hall Shoreline Permit***Status:** Under Review

**Staff:** Cathy Beam, AICP

**Phone:** (425) 556-2429

**E-mail:** cbeam@redmond.gov

**Applicant:** Cindy Edens

(206) 447-9000

Wright Runsted

**Project Detail**

Shoreline Substantial Development Permit for construction of 100,000 sq. ft., 4-story city hall and separate 4-level garage on City municipal campus. This includes demolition of the existing city hall and old library building. The permit has been filed with Ecology.

**Neighborhood:** City Center  
**Project:** *Cleveland Street Condominiums*  
**Location:** 16141 Cleveland Street  
**Status:** **Approved**  
**Staff:** Amy Tarce, AICP  
**Phone:** (425) 556-2470  
**E-mail:** atarce@redmond.gov

**Project Detail**  
*Six-story mixed-use building with ground floor retail/community facilities and 80 units of residential above. Parking is provided via a one-level underground/one-level ground level garage. Open space is provided in the form of balconies for each individual unit and a common courtyard above the garage. Site Plan Entitlement granted on September 6, 2001. The City has granted a second one-year extension of the Site Plan Entitlement, up to September 5, 2004.*

**File #:** SPR -00-024  
**Applicant:** Douglas Barnes  
(206) 728-6519  
Intracorp Real Estate LLC

**Neighborhood:** City Center  
**Project:** *Habitat Enhancement Project No. 3 (HEP3)*  
**Location:** Sammamish River between Redmond Way & RR Trestle  
**Status:** **Approved**  
**Staff:** Cathy Beam, AICP  
**Phone:** (425) 556-2429  
**E-mail:** cbeam@redmond.gov

**Project Detail**  
*Habitat enhancement of 700 feet of the channelized Sammamish River and its banks for aquatic and terrestrial wildlife. Project included grading and excavation of the channel and river banks, in-stream features, and planting of riparian and upland areas. SEPA has been issued and the Shoreline Exemption Permit has been approved and filed with DOE. City Council has approved consultant contract to begin construction drawings and has accepted a \$150,000 King Conservation District grant for project construction. Construction targeted for summer 2004.*

**File #:** L030001  
**Applicant:** Cathy Beam  
(425) 556-2429  
City of Redmond

**Neighborhood:** City Center  
**Project:** *Lower Bear Creek Restoration Project*  
**Location:** Lower Bear Creek  
**Status:** **Under Review**  
**Staff:** Cathy Beam, AICP  
**Phone:** (425) 556-2429  
**E-mail:** cbeam@redmond.gov

**Project Detail**  
*Army Corps of Engineers Section 1135 project to restore the lower 3000 feet of Bear Creek. Project includes re-meandering of stream channel, wetland restoration and buffer enhancements. This project has been on-hold. It was recently taken over by the Washington State Department of Transportation as part of the TransLake Study. City staff are working with Wash.DOT and their consultant on the conceptual designs.*

**File #:** 96SD22  
**Applicant:**  
(425) 556-2818  
Washington State Department of

**Neighborhood:** City Center  
**Project:** *Parkside Apartments*

**Location:**  
17014 NE 79th Street

**Status:** **Approved**

**Staff:** Gary Lee  
**Phone:** (425) 556-2418  
**E-mail:** glee@redmond.gov

**File #:** SPR -00-014  
**Applicant:** Bill Richmond  
(425) 828-4081

**Project Detail**

*Four-story, 60 unit apartment complex. The site is the former property of the American Legion Hall. Site Plan Entitlement approved. Building Permit application pending.*

**Neighborhood:** City Center  
**Project:** *Redmond 44- Modification*

**Location:**  
7925 170th Place NE

**Status:** **In Construction**

**Staff:** Gary Lee  
**Phone:** (425) 556-2418  
**E-mail:** glee@redmond.gov

**File #:** SPR 00-013/L030075  
**Applicant:** Dick Van Der Peyl  
(425) 820-6006  
Belevedere Homes, Inc

**Project Detail**

*Four-story, 49-unit apartment complex. Site Plan Review Approval granted February 2001. Building Permit Application approved. Building Permit issued for 49 unit project. New application submitted 3/24/03 to add additional parcel and 11 new units to project (for total of 60 units). Under construction.*

**Neighborhood:** City Center  
**Project:** *Redmond City Hall Site Plan Entitlement*

**Location:**  
15670 NE 85th Street

**Status:** **Under Review**

**Staff:** Amy Tarce, AICP  
**Phone:** (425) 556-2470  
**E-mail:** atarce@redmond.gov

**File #:** L030371  
**Applicant:** Cindy Edens  
(206) 447-9000  
Wright Runstad and Company

**Project Detail**

*New 100,000 s.f. City Hall to be located along NE 85th Street and a separate 4-level garage to be located between the Sculpture Park and the Senior Center. This project includes the demolition of the existing City Hall building and the old library. All City Departments will be consolidated into this building and approximately 712 parking spaces will be provided on campus. Site Plan Application was submitted on November 10, 2003. The project received partial Design Review Approval on November 24, 2003. SEPA Determination of Non-significance was issued on December 9, 2003. Site Plan Entitlement was issued on December 23, 2003.*

**Neighborhood:** *City Center*  
**Project:** *Redmond River Park*

**Location:**  
*Current site of Shari's  
and Lagoon Center*

**Status:** *Approved*

**Staff:** Amy Tarce, AICP  
**Phone:** (425) 556-2470  
**E-mail:** atarce@redmond.gov

**File #:**  
L010022  
**Applicant:** Michael Gleason  
(206) 623-4646  
Legacy Partners

**Project Detail**

*New mixed-use development in 7.06 acres, with approximately 247 apartment units, a 161-room hotel, a 292,000 s.f. office building and 34,000 s.f. of ground floor retail/commercial spaces. The site is adjacent to Luke McRedmond Park, and is currently occupied by a gasoline station, Shari's restaurant, and the Lagoon Center Business Park. The project will demolish all existing structures and will reconfigure the vehicular/parking plan. The new structures will vary from 4 to 6 stories through the purchase of Transfer Development Rights (TDRs). Residential courtyards and street level plazas are provided to tie in to the Park and encourage pedestrian activity. A total of 1278 parking spaces will be provided. Currently under Site Plan Entitlement review. This is a phased review. Once the Master Plan receives Site Plan Entitlement, the applicant will apply for Site Plan Entitlement review of the individual buildings. The Master Plan was approved by the Design Review Board on October 18, 2001. SEPA Mitigated Determination of Non-Significance was issued in November 2001. Site Plan Entitlement approved in March 2002. The City has granted extension of the Site Plan Entitlement from March 2003 to March 2004. This project is awaiting City Council decision on the future alignment of the Bear Creek Parkway connection from Redmond Way. This future alignment will significantly impact the location of the project site's access.*

**Neighborhood:** *City Center*  
**Project:** *Redmond Town Center  
Marriott Hotel*

**Location:**  
*Parcel 2C, NW corner  
of 164th and 74th,  
across Eddie Bauer*

**Status:** *Under Construct*

**Staff:** Amy Tarce, AICP  
**Phone:** (425) 556-2470  
**E-mail:** atarce@redmond.gov

**File #:**  
L020046  
**Applicant:** Michael Mahoney  
(972) 934-8699  
Western International

**Project Detail**

*Seven-story hotel with conference facilities and containing 262 guest rooms. Ground floor spaces will accommodate restaurant, meeting rooms and the hotel lobby. An attached garage will provide 288 parking spaces. Construction began Fall 2002, and to be completed by Spring 2004.*

**Neighborhood:** City Center  
**Project:** *Starbucks Drive Thru (Redmond Center Remodel II)*

**Location:**  
15800 Redmond Way

**Status:** **Appealed**

**Staff:** Amy Tarce, AICP  
**Phone:** (425) 556-2470  
**E-mail:** atarce@redmond.gov

**File #:**  
L030058

**Applicant:** Lach Foss  
(425) 454-3621  
Woodman Construction

**Project Detail**

*New 1500 s.f. free-standing Starbucks with drive-thru window. This project was initially part of the Redmond Center Remodel, L020104, which included a shopping center expansion to accommodate a Staples store, and related façade remodel and site improvements. The Design Review Board approved the design of the Starbucks as part of the Redmond Center Remodel. Due to time constraints, the applicant decided to phase the development of the project. As such, this Site Plan Application is for the Starbucks portion, the balance of the façade remodel and the parking and site work for the half of the shopping center between 160th Avenue NE and the shopping center driveway at Redmond Way. This project requires a separate SEPA threshold determination and Design Review due to changes to the approved design. The Site Plan Entitlement was issued on July 16, 2003.*

**Neighborhood:** City Center  
**Project:** *The Stroll*

**Location:**  
East bank of the  
Sammamish R., south of  
NE 85th St. PIN:  
022505-9163.

**Status:** **Approved**

**Staff:** Geoffrey Thomas, PWS, AICP  
**Phone:** (425) 556-2445  
**E-mail:** gthomas@redmond.gov

**File #:**  
L020130 (SEPA  
L020137)

**Applicant:** Cathy Beam, AICP  
(425) 556-2429  
City of Redmond

**Project Detail**

*Replace existing stand of Reed Canary Grass with a water conservation, demonstration garden and side trail paralleling and accessible by the Sammamish River Trail. Construct a soft surface trail intended for equestrian use to be landward of and separated from the Sammamish River Trail. A SEPA Determination of Non-Significance was issued for this proposal in August 2002. The proposal was approved in September 2002. Construction is likely to begin in 2004.*